

Our Ref: 71031
Your Ref:
Date: 19 August 2024
Please ask for: Helen Leach
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Frank Smith
James Campbell Associates Ltd
Campbell House
173 Rochdale Road
Firgrove, Milnrow
Rochdale
OL16 3BN

Dear Frank Smith

Proposal: Non-material amendment following grant of planning permission 67808 (reserved matters for 3 no. dwellings and associated works):
Removal of step in elevation to front and rear to create flush eaves and ridge
Location: Land adjacent to 6 Bentley Lane, Bury, BL9 6RZ

Non Material Minor Amendment under Section 96A(4) of the Town and Country Planning Act 1990.

This application has now been considered by this Authority and we **approve** the proposal which should now be completed in accordance with the plans and specifications and conditions in the original approved application as amended by the details submitted.

Reason for Approval

The proposed amendments would not impact adversely upon the appearance of the site or the residential amenity of the nearby properties. As such, the proposed development would not be unduly prominent in the locality. The proposed amendments would not have a detrimental impact upon highway safety and would still be in accordance with the overall principles in terms of the approved application 67808 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team